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**UNITED STATES BANKRUPTCY COURT
FOR THE SOUTHERN DISTRICT OF NEW YORK**

In re:	:	Chapter 11
RANDALL’S ISLAND FAMILY	:	Case Nos. 00-41065 (SMB) through
GOLF CENTERS, INC., et al.,	:	00-41196 (SMB)
	:	
	:	Jointly Administered
	:	
	:	CURE AFFIDAVIT OF PHILIP C. KING
	:	
Debtors.	:	
	:	

STATE OF NEW YORK)
)ss:
COUNTY OF WESTCHESTER)

Philip C. King, of full age, being duly sworn according to law, upon his oath
deposes and says:

1. I am Vice President of Baker Companies, Inc. who is the Managing General Partner of Baker Properties, L.P. ("Baker"), the lessor of certain real property in Elmsford, New York (the "Elmsford Property") to Orient International Associates, Inc. (the "Debtor"), one of the debtors herein. I am familiar with the facts set forth herein. I make this Affidavit in accordance with the Court's order affixing a deadline of January 29, 2001 at 3:00 P.M. for landlords to provide a detailed statement of cure amounts.

2. On December 11, 1992, Baker entered into a lease (the "Lease") with the Debtor with respect to the Elmsford Property on which the Debtor desired to provide golf entertainment services. See Exhibit A for a copy of the Lease and amendments thereto. The following are outstanding monetary defaults, which include rent, maintenance and taxes and other obligations that must be cured by the Debtor:

A. Outstanding rental arrearages:

May 2000 Rent (Pre-Bankruptcy)	\$ 2,856.76
Six Percent (6%) late charge*	\$ 171.41
January 2001 Rent	\$29,519.80
Six Percent (6%) late charge	<u>\$ 1,771.19</u>
TOTAL	\$34,319.16

B. Outstanding maintenance arrearages:

April 2000 Snow Removal	\$ 700.00
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* Pursuant to paragraph 3B of the Lease, "[i]f the Lessee shall fail to pay within fifteen (15) days after the due date any installment of Basic Rent, Real Property Taxes, Insurance Costs or any other charges to be paid by the Lessee hereunder, the Lessee shall pay a late charge of \$0.06 for each \$1.00 which remains unpaid... Such charge shall be imposed monthly for each late payment."

Six Percent (6%) late charge	\$ 42.00
August 2000 Landscaping	\$ 156.92
Six Percent (6%) late charge	\$ 9.42
September 2000 Landscaping	\$ 156.92
Six Percent (6%) late charge	\$ 9.42
October 2000 Landscaping	\$ 156.93
Six Percent (6%) late charge	\$ 9.42
November 2000 Landscaping	\$ 156.93
Six Percent (6%) late charge	\$ 9.42
December 2000 Snow Removal	\$ 717.39
Six Percent (6%) late charge	<u>\$ 43.04</u>
TOTAL	\$ 2,167.81*

*Please Note: January 2001 snow removal bills have been accruing but not yet have billed to the Debtor.

C. Outstanding tax arrearages:

2000 County and Town Taxes	\$165,579.14
Six Percent (6%) late charge	\$ 9,934.75
Less Credit for Tax Payments made post-petition	(\$109,050.76)
SUBTOTAL	\$66,463.13
School Taxes for Period 1/01-6/30/01	\$ 51,587.39
Six Percent (6%) late charge	<u>\$ 3,095.24</u>
SUBTOTAL	\$ 54,682.63
TOTAL	\$121,145.76

Please note: Westchester County taxes have accrued since January 1, 2001, but will not be billed until April 2001. Baker has not made any payments with respect to these taxes.

3. Outstanding Attorneys' Fees:

Pursuant to paragraph 23 of Lease, the Debtor must pay all costs incurred, including attorneys' fees, in the event that any action or proceeding was brought for the purpose of determining or enforcing the Lessor's rights. The total amount of outstanding attorneys' fees and costs are \$6,061.91. Attorneys' fees continue to accrue on a daily basis. Baker reserves its right to amend this total amount due.

4. Total Monetary Defaults: \$163,694.64*

Please note: Baker reserves the right to supplement these figures for amounts that may become due but unpaid in the future, including attorneys' fees.

5. Outstanding non-monetary arrearages:

The Township of Greenburg issued a Notice of Violation with respect to the Debtor's construction of the physical improvements at the Elmsford Property. The Debtor constructed a facility on the Elmsford Property and was issued a temporary Certificate of Occupancy by the Township, which expired on 12/31/95. As a condition of the issuance of the temporary Certificate of Occupancy, the Debtor was obligated to provide as-built drawings of the facility and water main easement. The Debtor has failed to comply with either of these issues and therefore the Township is unwilling to provide the Debtor with the necessary Certificate of Occupancy with respect to the Elmsford Property. In addition to the municipal violation being a breach of Article 27 of the Lease, failure to comply with such obligations may result in a cessation of operations.

/s/Philip C. King
Philip C. King

Sworn to before me on this _____
day of January, 2001.
